

# **EXHIBIT G**



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# Transcript of Maxime Touton

**Date:** March 3, 2023

**Case:** Community Counseling & Mediation Services -v- Oxford Realty & Holdings  
LLC

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Transcript of Maxime Touton  
Conducted on March 3, 2023

1 (1 to 4)

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1 UNITED STATES DISTRICT COURT 2 SOUTHERN DISTRICT OF NEW YORK 3 -----x 4 C.C.M.S. d/b/a COMMUNITY 5 COUNSELING AND MEDIATION 6 SERVICES, Civil Action No. 7 20-cv-03429(NRB) 8 9 Plaintiff, 10 11 v. 12 13 OXFORD REALTY & HOLDINGS LLC, 14 WEST 27TH STREET REALTY, INC., 15 MARC PATURET, JOSEPH GRILL, 16 MAXIME TOUTON, F. MICHAEL 17 CONTE, NIGEL SHAMASH, and 18 other similarly situated 19 BOARD MEMBERS OF WEST 27th 20 STREET REALTY, INC., 21 22 Defendants. 23 -----x 24 25 DEPOSITION OF: MAXIME TOUTON Conducted Virtually Friday, March 3, 2023 10:00 a.m. EST  Job No. 482171 Pages 1 - 60 Reported by: Nancy C. Bendish, CCR, RMR, CRR	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25
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2 (5 to 8)

<p>5</p> <p>1 so only one of us should be speaking at a time. 2 If you do not understand one of my 3 questions, please ask me to repeat or rephrase 4 and I'll be happy to do so. 5 The court reporter will be taking 6 down my questions and your answers, so your 7 answers must be audible. Please say yes or no, 8 rather than nodding your head. It's very 9 important that you keep all of your responses 10 verbal because hand gestures, head nods, won't 11 be picked up by the court reporter. 12 I mentioned that I represent 13 Community Counseling and Mediation Services. I 14 may refer to them throughout this deposition as 15 CCMS. Do you understand what that means? 16 <b>A. Yes.</b> 17 Q. Thank you. I may also refer to 18 defendants in this matter, which are West 27th 19 Street Realty, Inc., Marc Paturet, Joseph Grill, 20 yourself and Michael Conte. If I refer to all 21 defendants, I'll use the term "defendants" or 22 "the co-op," but I may also refer to specific 23 board members, in which case I'll identify them 24 by name. Do you understand? 25 <b>A. Yes.</b></p>	<p>7</p> <p>1 <b>A. No.</b> 2 Q. Before we begin, is there anything 3 else I should be aware of that would prevent you 4 from testifying fully and truthfully today? 5 <b>A. No.</b> 6 Q. Thank you. 7 Mr. Touton, attending the 8 deposition with us today is Jackson Schueler 9 from Planet Depos. He will be controlling any 10 digital documents that we review, so I wanted to 11 introduce him to you. 12 Mr. Touton, do you understand that 13 the plaintiff CCMS noticed your deposition in 14 this case and the Court so ordered it? 15 <b>A. Yes.</b> 16 Q. And, Mr. Touton, do you understand 17 that the Court ordered the deposition for three 18 hours of testimony? 19 <b>A. Yes.</b> 20 Q. And also you understand that the 21 parties agreed to conduct this deposition by 22 remote means? 23 <b>A. Yes.</b> 24 Q. Thank you. 25 Mr. Touton, have you ever been</p>
<p>6</p> <p>1 Q. If you need a break for any 2 reason, please let me know. I just ask that you 3 not take a break while a question is pending. 4 Finally, Mr. Touton, I'm going to 5 be asking you some questions today about race 6 and ethnicity. I don't mean these questions to 7 be insensitive, and certainly if you don't know 8 the race or ethnicity of an individual, please 9 say that you don't know. 10 Mr. Touton, do you understand that 11 you are now under oath? 12 <b>A. Yes.</b> 13 Q. And do you understand that the 14 testimony you are about to give has the same 15 force and effect as though you are testifying in 16 a courtroom? 17 <b>A. Yes.</b> 18 Q. Are you suffering from any medical 19 conditions, mental or physical, that would 20 prevent you from testifying truthfully today? 21 <b>A. No.</b> 22 Q. And are you taking any medications 23 or substances that would prevent you from 24 testifying fully and truthfully today or would 25 otherwise affect your recollection?</p>	<p>8</p> <p>1 deposed before? 2 <b>A. Would you repeat the question.</b> 3 Q. Have you ever been deposed before? 4 <b>A. No.</b> 5 Q. Have you ever provided testimony 6 in court? 7 <b>A. No.</b> 8 Q. Have you ever given testimony in 9 connection with an arbitration or mediation? 10 <b>A. No.</b> 11 Q. Mr. Touton, what did you do, if 12 anything, to prepare for today's deposition? 13 <b>A. I had a Zoom meeting with Barry,</b> 14 <b>my lawyer.</b> 15 Q. Thank you. How long was that Zoom 16 meeting? 17 <b>A. About an hour and a half.</b> 18 Q. Other than your attorney, did you 19 meet or speak with anyone else in preparation 20 for this deposition? 21 <b>A. No.</b> 22 Q. Did you review any materials in 23 preparation for this deposition? 24 <b>A. I did review the Joey Grill</b> 25 <b>deposition.</b></p>

<p>9</p> <p>1 Q. The Joseph Grill deposition?</p> <p>2 A. Yes.</p> <p>3 Q. Thank you.</p> <p>4 Did you review any other materials</p> <p>5 to prepare for today's deposition?</p> <p>6 A. No.</p> <p>7 Q. Do you have any materials in front</p> <p>8 of you right now?</p> <p>9 A. No.</p> <p>10 Q. And is anyone else in the room</p> <p>11 with you for this virtual deposition?</p> <p>12 A. No.</p> <p>13 Q. Thank you.</p> <p>14 Mr. Touton, have you met or spoken</p> <p>15 with counsel for defendant, Marc Paturet, who is</p> <p>16 Daniel Martucci on the call?</p> <p>17 A. No.</p> <p>18 Q. Mr. Touton, have you spoken with</p> <p>19 any of the other individual defendants, Marc</p> <p>20 Paturet, Michael Conte or Joseph Grill, about</p> <p>21 today's deposition?</p> <p>22 A. Not at all.</p> <p>23 Q. Have you spoken with Peter Lehr or</p> <p>24 anyone from Kaled Management about today's</p> <p>25 deposition?</p>	<p>11</p> <p>1 president for almost ten years, and I've been in</p> <p>2 the company for 20 years.</p> <p>3 Q. Before you were a senior vice</p> <p>4 president, what was your prior position?</p> <p>5 A. I was a regular sales</p> <p>6 representative for the company.</p> <p>7 Q. Did you hold any other positions</p> <p>8 with respect to your family's company?</p> <p>9 A. Nope.</p> <p>10 Q. Before you joined your family's</p> <p>11 company, did you hold any other jobs?</p> <p>12 A. Nope.</p> <p>13 Q. Could you please describe what</p> <p>14 kind of company is Monsieur Touton Selection?</p> <p>15 A. Sure. We are an importer/</p> <p>16 distributor of fine wine, and we are</p> <p>17 distributors in 11 states from Florida to</p> <p>18 Massachusetts. So our business is a B-to-B</p> <p>19 business. There is no customer involved because</p> <p>20 the rules in liquors are pretty well structured</p> <p>21 in the country; every state has different laws.</p> <p>22 So, we're a B-to-B business; I'm</p> <p>23 not a retailer. I'm an importer/distributor. I</p> <p>24 hold two licenses for importing and distributing</p> <p>25 of fine wine.</p>
<p>10</p> <p>1 A. Not at all.</p> <p>2 Q. And have you spoken with Nigel</p> <p>3 Shamash or Saul Tawil about today's deposition?</p> <p>4 A. Nope.</p> <p>5 Q. Mr. Touton, I'm going to ask you</p> <p>6 some questions about your personal background.</p> <p>7 Will you please describe your race and/or</p> <p>8 ethnicity for the record.</p> <p>9 A. I am a French person.</p> <p>10 Q. Thank you.</p> <p>11 Can you please describe your</p> <p>12 educational history?</p> <p>13 A. So, I have an MBA in business.</p> <p>14 Q. And where did you receive your</p> <p>15 MBA?</p> <p>16 A. In the town of Bordeaux (phonetic)</p> <p>17 France.</p> <p>18 Q. And what is your current</p> <p>19 occupation?</p> <p>20 A. I'm the senior vice president of</p> <p>21 my family-owned company, Monsieur Touton</p> <p>22 Selection, Ltd.</p> <p>23 Q. And how long have you been the</p> <p>24 senior vice president?</p> <p>25 A. I've been the senior vice</p>	<p>12</p> <p>1 Q. And how long has Monsieur Touton</p> <p>2 Selection been in business, been operating?</p> <p>3 A. The company has been incorporated</p> <p>4 in 1984.</p> <p>5 Q. Thank you.</p> <p>6 Where are the offices for Monsieur</p> <p>7 Touton Selection located?</p> <p>8 A. We have five locations around the</p> <p>9 country.</p> <p>10 MR. MARGOLIS: Maxime, time out.</p> <p>11 I have to be able to put an objection on the</p> <p>12 record, so slow down. Also, Nancy needs to be</p> <p>13 able to take everything down, so we just have to</p> <p>14 slow it down a little bit because you and Tara</p> <p>15 are going rapid fire, which is fine, and I</p> <p>16 appreciate everybody wanting to, on a Friday,</p> <p>17 get this finished, but let's just take it down a</p> <p>18 little bit and give everybody a little bit of</p> <p>19 time to breathe and put objections and do what</p> <p>20 they need to do. Okay?</p> <p>21 So there was a question and I'm</p> <p>22 putting an objection on the record, and now you</p> <p>23 can answer the question if you remember it.</p> <p>24 A. So can you repeat the question,</p> <p>25 please, Tara.</p>

<p>1 MS. TURNER: Nancy, could you 2 please repeat the question. 3 (The following question was read: 4 "Where are the offices for Monsieur Touton 5 Selection located?") 6 <b>A. So, we have five locations: One 7 in Florida, Miami, one in Washington D.C., one 8 in New York, which is our headquarters, and one 9 in Boston, Massachusetts.</b> 10 Q. And what is the address for the 11 headquarters in New York? 12 <b>A. 129 West 27th Street.</b> 13 Q. And does Monsieur Touton Selection 14 occupy a certain floor of 129 West 27th Street? 15 <b>A. We currently have the ninth floor 16 and the tenth floor occupied.</b> 17 Q. And is 129 West 27th Street the 18 same building that is the subject of this 19 action? 20 <b>A. Yes.</b> 21 Q. Could you describe the building 22 located at 129 West 27th Street for me. 23 MR. MARGOLIS: Objection. Go 24 ahead. 25 <b>A. This is a 12-floor commercial</b></p>	<p>1 Q. And the amount of days you visit 2 the building, has that stayed consistent over 3 the past few years? 4 <b>A. Yes, pretty much. I'm an owner, 5 so when you run a business, you might, you know, 6 you might do extra time or you might come early 7 before your staff or you might leave after your 8 staff.</b> 9 Q. Thinking back to the beginning of 10 the COVID-19 pandemic in March 2020, did the 11 amount of days you visited the building, did 12 that change at all during that time period? 13 <b>A. Absolutely not. We were deemed 14 essential business, being in the food and 15 beverage industry, and so we basically didn't 16 close. We had to remain open in operation.</b> 17 Q. As you sit here today, do you know 18 the individuals or entities that occupy the 19 remaining floors of the building? 20 MR. MARGOLIS: Objection. Go 21 ahead. 22 <b>A. Some of them.</b> 23 Q. Who occupies the first floor of 24 the building? 25 <b>A. I think this is the president of</b></p>
<p>1 <b>co-op, built in 1903 or '04, I believe.</b> 2 Q. I'm sorry, can you just repeat 3 that? 4 <b>A. It was built in 1903 or 1904.</b> 5 <b>It's an old building.</b> 6 Q. Do you know the size of each floor 7 in the building at 129 West 27th Street? 8 <b>A. Approximately, I believe it's 9 between 6500 to 7,000 square feet per floor, if 10 I remember well.</b> 11 Q. And, Mr. Touton, how often do you 12 personally visit the building? And when I say 13 the building, I'm referring to 129 West 27th 14 Street. 15 <b>A. Every day.</b> 16 Q. Do you visit the building on the 17 weekends? 18 <b>A. Not at all.</b> 19 Q. So you visit the building Monday 20 through Friday every week? 21 <b>A. That's correct.</b> 22 Q. When you visit the building, how 23 long do you stay each day? 24 <b>A. It depends, but I usually arrive 25 around 8 a.m. and I leave around 6 p.m.</b></p>	<p>1 <b>the board, Marc, and I think this is a film 2 rental company.</b> 3 Q. Does Marc Paturet, who I believe 4 owns Hand Held Films, does he occupy any other 5 floors in the building? 6 <b>A. I believe so. I think it's the 7 first, second and third or first and third.</b> 8 Q. And do you know who occupies the 9 fourth floor of the building? 10 <b>A. No.</b> 11 Q. What about the fifth and sixth 12 floors? 13 <b>A. So I know the sixth because it's 14 Michael. You want to know the entire building, 15 what I know?</b> 16 Q. Yes, please. 17 <b>A. 7 and 8 I never met them, I don't 18 know. 9, 10 it's us, and 11 recently it's us as 19 well. And 12th floor is Joey Grill.</b> 20 Q. And when you refer to Joey Grill, 21 is that in connection with Click Model 22 Management? 23 <b>A. That's right.</b> 24 Q. Thank you. 25 You mentioned that the building is</p>

<p>17</p> <p>1 organized as a co-op, correct?</p> <p>2 <b>A. Yes.</b></p> <p>3 Q. What is your role in connection</p> <p>4 with the co-op?</p> <p>5 <b>A. I'm the director of the co-op.</b></p> <p>6 <b>I've just got a small role in the co-op.</b></p> <p>7 Q. Are you also a shareholder of the</p> <p>8 co-op?</p> <p>9 <b>A. I am, my company is, or directly I</b></p> <p>10 <b>am.</b></p> <p>11 Q. When you say you're a director, is</p> <p>12 that synonymous with a board member of the</p> <p>13 co-op?</p> <p>14 <b>A. Yes.</b></p> <p>15 Q. How long have you been director of</p> <p>16 the co-op?</p> <p>17 <b>A. 2017.</b></p> <p>18 Q. Have you ever held any other role</p> <p>19 in connection with the co-op?</p> <p>20 <b>A. Nope.</b></p> <p>21 Q. Has anyone else affiliated with</p> <p>22 Monsieur Selection Limited held any roles with</p> <p>23 respect to the co-op?</p> <p>24 <b>A. My Uncle Guillaume, which is the</b></p> <p>25 <b>president of the company, might have been on the</b></p>	<p>19</p> <p>1 Q. And what was the process to become</p> <p>2 a board member?</p> <p>3 <b>A. I assist at the annual meeting, I</b></p> <p>4 <b>believe, and I got voted in.</b></p> <p>5 Q. You mentioned an annual meeting.</p> <p>6 When is the annual meeting?</p> <p>7 <b>A. I believe it takes place once a</b></p> <p>8 <b>year.</b></p> <p>9 Q. Does it take place during a</p> <p>10 certain time of the year?</p> <p>11 <b>A. I don't remember that.</b></p> <p>12 Q. Currently, as you sit here today,</p> <p>13 how many board members are there for the co-op?</p> <p>14 <b>A. We are five.</b></p> <p>15 Q. And besides yourself, who are the</p> <p>16 other four board members of the co-op?</p> <p>17 <b>A. So, Marc, the president. There is</b></p> <p>18 <b>Michael, there is Joey, and recently, I'm sorry</b></p> <p>19 <b>I forgot his name, but it's Eric, which was on</b></p> <p>20 <b>the floor, on the 11th floor, was part of the</b></p> <p>21 <b>board. We had to replace him, I think this is</b></p> <p>22 <b>the engineer company on the fourth and fifth</b></p> <p>23 <b>floor.</b></p> <p>24 Q. You mentioned Eric affiliated with</p> <p>25 the 11th floor. Was that Eric Doctormann?</p>
<p>18</p> <p>1 <b>board back in the days.</b></p> <p>2 Q. And how long has Monsieur</p> <p>3 Selection Limited been a shareholder of the</p> <p>4 co-op?</p> <p>5 <b>A. 1989 I believe is when we entered</b></p> <p>6 <b>the building.</b></p> <p>7 Q. Do you know how many shareholders</p> <p>8 there are currently for the co-op?</p> <p>9 <b>A. Six or five.</b></p> <p>10 Q. And who makes decisions with</p> <p>11 respect to the co-op?</p> <p>12 MR. MARGOLIS: Objection.</p> <p>13 <b>A. That will be the managing company</b></p> <p>14 <b>and the board.</b></p> <p>15 Q. And can you just describe for me</p> <p>16 how you become a board member of the co-op?</p> <p>17 <b>A. So, ultimately my uncle, which was</b></p> <p>18 <b>very busy, said that it would be a great</b></p> <p>19 <b>experience for me to participate in the board</b></p> <p>20 <b>meeting to understand what a board meeting is in</b></p> <p>21 <b>New York City, because I'm not really familiar</b></p> <p>22 <b>with co-op in New York City when I came from</b></p> <p>23 <b>France. We don't have the same type of</b></p> <p>24 <b>organization for buildings. So this was just</b></p> <p>25 <b>for me an experience and a learning curve.</b></p>	<p>20</p> <p>1 <b>A. Correct.</b></p> <p>2 Q. And when was he replaced as a</p> <p>3 board member?</p> <p>4 <b>A. When I became the owner of the</b></p> <p>5 <b>11th floor. I believe last year, very recently;</b></p> <p>6 <b>could be just a couple months.</b></p> <p>7 Q. And do you recall the name of the</p> <p>8 board member that replaced him?</p> <p>9 <b>A. No.</b></p> <p>10 Q. Have you ever met the board member</p> <p>11 that replaced him?</p> <p>12 <b>A. Yes, I did. Once.</b></p> <p>13 Q. You just don't remember his name?</p> <p>14 <b>A. No. I know he's the owner of the</b></p> <p>15 <b>company on the fourth and the fifth floor, but I</b></p> <p>16 <b>don't have his name.</b></p> <p>17 Q. All right. We're going to go</p> <p>18 through each of the current board members, and I</p> <p>19 have a few questions. We'll start with Marc</p> <p>20 Paturet. How long has he been a board member?</p> <p>21 <b>A. I don't know.</b></p> <p>22 Q. Has he been a board member as long</p> <p>23 as you've been a board member?</p> <p>24 <b>A. He was a board member before me.</b></p> <p>25 Q. And again, just for the record,</p>



<p>21</p> <p>1 you became a board member in 2017?</p> <p>2 <b>A. Correct.</b></p> <p>3 Q. And how long has Marc Paturet</p> <p>4 specifically been president of the board?</p> <p>5 <b>A. As long as I've been part of the</b></p> <p>6 <b>board.</b></p> <p>7 Q. Do you have any sense of how long</p> <p>8 he was the president before you joined the</p> <p>9 board?</p> <p>10 <b>A. No.</b></p> <p>11 Q. Michael Conte, how long had he</p> <p>12 been a board member for the co-op?</p> <p>13 <b>A. Same answer as of Marc, I do not</b></p> <p>14 <b>know. He was on the board before I entered the</b></p> <p>15 <b>board.</b></p> <p>16 Q. And has Michael Conte ever been</p> <p>17 president of the board?</p> <p>18 <b>A. I do not know.</b></p> <p>19 Q. And Joseph Grill, how long has he</p> <p>20 been a board member?</p> <p>21 <b>A. Same answer, I do not know; as</b></p> <p>22 <b>long as I've been part of the board.</b></p> <p>23 Q. Just to clarify, Mr. Paturet,</p> <p>24 Mr. Conte and Mr. Grill were all board members</p> <p>25 at the time you joined the board?</p>	<p>23</p> <p>1 members?</p> <p>2 <b>A. I believe so.</b></p> <p>3 Q. When I asked the question about</p> <p>4 who makes decisions relating to the co-op, I</p> <p>5 think you mentioned the management company; is</p> <p>6 that correct?</p> <p>7 <b>A. Yes.</b></p> <p>8 Q. And is that management company --</p> <p>9 and forgive me if I'm mispronouncing -- Kaled</p> <p>10 Management?</p> <p>11 <b>A. That is correct.</b></p> <p>12 Q. And what sort of things does Kaled</p> <p>13 manage with respect to the building?</p> <p>14 <b>A. So, as a managing agent, like in</b></p> <p>15 <b>everywhere in the city, I believe, they manage</b></p> <p>16 <b>for everything that's about the finance of the</b></p> <p>17 <b>building, but also the maintenance of the</b></p> <p>18 <b>building, and everything related to the life of</b></p> <p>19 <b>a commercial co-op.</b></p> <p>20 Q. And how often do you interact with</p> <p>21 Kaled?</p> <p>22 <b>A. It could be three, four times a</b></p> <p>23 <b>year max.</b></p> <p>24 Q. And do they assist with board</p> <p>25 meetings or board decisions related to the</p>
<p>22</p> <p>1 <b>A. Correct.</b></p> <p>2 Q. And then the last board member,</p> <p>3 who you said you don't recall his name, became a</p> <p>4 board member in the last few months?</p> <p>5 <b>A. Very recently. I don't even think</b></p> <p>6 <b>we had an annual meeting with his presence yet.</b></p> <p>7 Q. Understood. How long was Mr. Eric</p> <p>8 Doctormann a board member prior to --</p> <p>9 <b>A. That's the same answer as for</b></p> <p>10 <b>Marc, Michael and Joey. He was there before I</b></p> <p>11 <b>was assigned as the role of director to this</b></p> <p>12 <b>board meeting, for this board.</b></p> <p>13 Q. Thank you.</p> <p>14 <b>A. You're welcome.</b></p> <p>15 Q. Just for each board member that we</p> <p>16 walked through, could you identify their race or</p> <p>17 ethnicity, to the extent you know.</p> <p>18 <b>A. No.</b></p> <p>19 Q. Do you know if any of the current</p> <p>20 board members are Black?</p> <p>21 <b>A. No.</b></p> <p>22 Q. No, you don't know or, no, they're</p> <p>23 not Black?</p> <p>24 <b>A. I don't know.</b></p> <p>25 Q. Have there always been five board</p>	<p>24</p> <p>1 co-op?</p> <p>2 <b>A. Yes, there is a person from Kaled</b></p> <p>3 <b>at our board meeting and he's participating in</b></p> <p>4 <b>the meeting, of course.</b></p> <p>5 Q. And who is that representative</p> <p>6 from Kaled?</p> <p>7 <b>A. His name is Peter Lehr.</b></p> <p>8 Q. And how long has Kaled been the</p> <p>9 management company for the building?</p> <p>10 <b>A. I do not know.</b></p> <p>11 Q. Have they been managing the</p> <p>12 building as long as you've been a board member?</p> <p>13 <b>A. Yes.</b></p> <p>14 Q. So at least since 2017?</p> <p>15 <b>A. I will say so, yes.</b></p> <p>16 Q. Has Peter Lehr been the</p> <p>17 representative from Kaled for that time period,</p> <p>18 2017 till now?</p> <p>19 <b>A. Yes.</b></p> <p>20 Q. How often do you personally</p> <p>21 interact with Peter Lehr?</p> <p>22 <b>A. Did you just ask me that question?</b></p> <p>23 <b>Two, three times a year max.</b></p> <p>24 Q. I asked you how long you</p> <p>25 interacted with Kaled, but now I'm just</p>



<p>25</p> <p>1 specifically focused on Mr. Lehr.</p> <p>2 <b>A. Oh. I only interact with Mr. Lehr</b></p> <p>3 <b>from Kaled, so this is the same thing for me.</b></p> <p>4 Q. Okay. So you don't have any</p> <p>5 personal interactions with him or you never see</p> <p>6 him at the building?</p> <p>7 MR. MARGOLIS: Objection.</p> <p>8 <b>A. I've seen Peter at the building</b></p> <p>9 <b>because he comes for our board meeting. So, as</b></p> <p>10 <b>to how many times I see Peter, I see him three,</b></p> <p>11 <b>four times per year.</b></p> <p>12 Q. Okay. Thank you.</p> <p>13 <b>A. Um-hum.</b></p> <p>14 Q. As far as decisions related to the</p> <p>15 co-op, what type of decisions require board</p> <p>16 approval?</p> <p>17 <b>A. It comes from everything about</b></p> <p>18 <b>maintenance, about finances, insurance, local</b></p> <p>19 <b>(indiscernible), everything that a regular</b></p> <p>20 <b>building requires to be run correctly.</b></p> <p>21 Q. Are there any decisions related to</p> <p>22 the co-op that can be made by shareholders who</p> <p>23 are not board members?</p> <p>24 <b>A. Not that I believe so. Unless</b></p> <p>25 <b>it's probably within their own roles, they don't</b></p>	<p>27</p> <p>1 <b>I believe. That's where the rules of the</b></p> <p>2 <b>building will be part of.</b></p> <p>3 Q. And what's the process to approve</p> <p>4 a sublease with the building?</p> <p>5 <b>A. The same as it is to approve a</b></p> <p>6 <b>sale or to approve a renovation or to approve</b></p> <p>7 <b>any kind of matter that belongs to the board</b></p> <p>8 <b>decision, I will say.</b></p> <p>9 Q. What's the first step in the</p> <p>10 process to get board approval for a sublease?</p> <p>11 <b>A. I believe it will be submitted to</b></p> <p>12 <b>the managing agent. Then we'll submit it to the</b></p> <p>13 <b>board.</b></p> <p>14 Q. And after a prospective sublease</p> <p>15 tenant submitting an application, what's the</p> <p>16 next step?</p> <p>17 <b>A. We meet and we discuss the</b></p> <p>18 <b>application.</b></p> <p>19 Q. And when you say we meet, are you</p> <p>20 referring to the --</p> <p>21 <b>A. The board.</b></p> <p>22 Q. Does anyone else attend that board</p> <p>23 meeting to consider the application?</p> <p>24 <b>A. It could be the tenants of the</b></p> <p>25 <b>sublease. That's also allowed to be part of the</b></p>
<p>26</p> <p>1 <b>need an approval. You know, if they have, I</b></p> <p>2 <b>don't know, people paint something, put</b></p> <p>3 <b>computers or divide an office, we don't</b></p> <p>4 <b>intervene in that. But everything that's</b></p> <p>5 <b>renovation, we have to have an approval for</b></p> <p>6 <b>that.</b></p> <p>7 Q. And you have to have approval from</p> <p>8 the board?</p> <p>9 <b>A. Yes.</b></p> <p>10 Q. If an action requires board</p> <p>11 approval, what's the process to get approval?</p> <p>12 MR. MARGOLIS: Objection. Go</p> <p>13 ahead.</p> <p>14 <b>A. The action is usually being</b></p> <p>15 <b>presented to us through the managing agents</b></p> <p>16 <b>during the meeting, mostly during the annual</b></p> <p>17 <b>meetings, and we vote it out.</b></p> <p>18 Q. With respect to subleasing a floor</p> <p>19 at the building, is board approval required for</p> <p>20 that?</p> <p>21 <b>A. I would say so, yes.</b></p> <p>22 Q. Do you know where that requirement</p> <p>23 comes from?</p> <p>24 MR. MARGOLIS: Objection.</p> <p>25 <b>A. I mean, every building has bylaws,</b></p>	<p>28</p> <p>1 <b>board meeting.</b></p> <p>2 Q. And when you say the tenants of</p> <p>3 the sublease, do you mean --</p> <p>4 <b>A. The owner of the floor.</b></p> <p>5 Q. Owner of the floor, thank you.</p> <p>6 And what types of things does the</p> <p>7 board consider when approving or denying a</p> <p>8 sublease?</p> <p>9 <b>A. Could be all kind of matters,</b></p> <p>10 <b>mostly about, you know, the type of business,</b></p> <p>11 <b>the foot traffic, all kind of finances, of</b></p> <p>12 <b>course. I'm not a director/officer, I'm a</b></p> <p>13 <b>director part of the board, so I don't have</b></p> <p>14 <b>access to finances and stuff like that. I'm a</b></p> <p>15 <b>lower member of the board. I'm the newbie</b></p> <p>16 <b>there. I've been on that board only for five</b></p> <p>17 <b>years ago; it's an experience for me, so...</b></p> <p>18 Q. So, do you sort of rely on what</p> <p>19 the other board members tell you about the</p> <p>20 process to consider subleases?</p> <p>21 MR. MARGOLIS: Objection.</p> <p>22 <b>A. I usually make my own opinion, of</b></p> <p>23 <b>course, I'm my own person, but I don't have</b></p> <p>24 <b>experience in asking questions, looking for what</b></p> <p>25 <b>needs to be looked for, so I'm learning still</b></p>

<p>29</p> <p>1 the current process for that.</p> <p>2 Q. You mentioned you consider the</p> <p>3 type of business for a sublease applicant. What</p> <p>4 type of businesses?</p> <p>5 A. Well, we are all offices here in</p> <p>6 this building. We are not retailers, we're all</p> <p>7 backup office, administrative office mostly, and</p> <p>8 so we're looking for, you know, a business that</p> <p>9 will match our businesses.</p> <p>10 Q. Are there any types of businesses</p> <p>11 that you would be looking for to deny the</p> <p>12 sublease?</p> <p>13 A. No.</p> <p>14 Q. You also mentioned foot traffic.</p> <p>15 What are the board's concerns related to foot</p> <p>16 traffic in the building?</p> <p>17 A. Well, we have a very tiny entry,</p> <p>18 with no doorman, only two main elevators, and</p> <p>19 there's not a lot of foot traffic in the</p> <p>20 building and we want to remain it that way, want</p> <p>21 to be careful for the safety of our employees</p> <p>22 and for the well-being of our employees we want</p> <p>23 to remain that way, yes.</p> <p>24 Q. You mentioned the safety of</p> <p>25 employees. What's the concern?</p>	<p>31</p> <p>1 caller ID. Is it a virtual doorman?</p> <p>2 A. No, it's just a regular ringing,</p> <p>3 you know, when you ring for any building.</p> <p>4 MR. MARGOLIS: Do you mean like an</p> <p>5 intercom?</p> <p>6 THE WITNESS: Intercom, that's</p> <p>7 what I'm looking for, yes. It's an intercom.</p> <p>8 Sorry.</p> <p>9 Q. And who answers the call when</p> <p>10 there's a visitor to the building?</p> <p>11 A. Well, we have an assistant in the</p> <p>12 building that can answer the call with us.</p> <p>13 Depending on how you set it up with your</p> <p>14 offices. For my office, we have a couple</p> <p>15 employees that are allowed to open the doors.</p> <p>16 Q. So each floor has a button on the</p> <p>17 intercom that connects to that floor?</p> <p>18 A. Yes. And this is fairly new.</p> <p>19 This has been put on I believe not even three</p> <p>20 months ago.</p> <p>21 Q. What was the reason for installing</p> <p>22 the intercom system?</p> <p>23 A. Because of the pandemic.</p> <p>24 Q. Since installation of the intercom</p> <p>25 system, Mr. Touton, how do you gain access to</p>
<p>30</p> <p>1 A. We do not have a doorman, and</p> <p>2 that's a concern on 27th Street between 6th and</p> <p>3 7th.</p> <p>4 Q. Could you just elaborate on why</p> <p>5 that's a concern?</p> <p>6 A. It's a concern all over the city.</p> <p>7 It's a concern with the current situation of the</p> <p>8 city. We have to be careful who is coming in,</p> <p>9 coming out. So it's a brand open building, so</p> <p>10 we're careful with that.</p> <p>11 Q. Now, are the doors at the front</p> <p>12 entrance to the building unlocked during normal</p> <p>13 business hours?</p> <p>14 A. Yes, but we recently, after the</p> <p>15 pandemic we recently just put up a system with a</p> <p>16 phone so we can have people answering from their</p> <p>17 phone, employees. So this is fairly new, this</p> <p>18 is since this year, I believe, we have put in,</p> <p>19 how do you call it, a caller ID application with</p> <p>20 a camera so that we can open the door</p> <p>21 downstairs.</p> <p>22 Q. And does that mean that the doors</p> <p>23 are locked then during normal business hours?</p> <p>24 A. Recently, yes.</p> <p>25 Q. I'm just trying to understand this</p>	<p>32</p> <p>1 the building?</p> <p>2 A. How do I -- sorry, repeat the</p> <p>3 question.</p> <p>4 Q. Since this intercom system has</p> <p>5 been installed, how do you gain access to the</p> <p>6 building?</p> <p>7 A. I have an app on my phone.</p> <p>8 Q. Do all employees have a similar</p> <p>9 app to access the building?</p> <p>10 A. Correct.</p> <p>11 Q. And that's consistent across all</p> <p>12 of the owners and occupants of the building?</p> <p>13 A. I do not know. This is specific</p> <p>14 to my organization.</p> <p>15 Q. Understood. I'm just going to --</p> <p>16 we got off topic a bit on the intercom system,</p> <p>17 but I'm going to shift back to the board, the</p> <p>18 process for sublease approval with the board.</p> <p>19 You mentioned there was an</p> <p>20 application. Have you ever seen a sublease</p> <p>21 application before?</p> <p>22 A. No.</p> <p>23 Q. Do you know who created the</p> <p>24 sublease application?</p> <p>25 A. No.</p>

<p>33</p> <p>1 Q. Did you review a sublease 2 application from the plaintiff in this action? 3 A. No. 4 Q. Why didn't you review the sublease 5 application from the plaintiff? 6 A. Well, number one, I'm not an 7 officer; so I don't make decisions towards 8 finances part of the board and other matters. 9 And it was going to be presented to me during 10 the meeting; so I didn't feel the need to 11 really, you know, dig into it. 12 Q. Understood. Do you know when the 13 sublease application became part of the approval 14 process? 15 A. No. 16 Q. You mentioned a meeting to 17 consider the sublease applicants. Is the 18 applicant required to attend the meeting? 19 A. The meeting was the interview. 20 That's what I'm referring to. 21 Q. Understood. I'm talking -- I'm 22 sorry that I confused you with that question 23 earlier, but I'm talking generally about the 24 process to approve sublease applicants. 25 Is the applicant normally required</p>	<p>35</p> <p>1 we try to find a spot within the offices that 2 are free for a meeting, with closed doors. 3 Q. Is there any process for how long 4 the meeting needs to be to consider an 5 applicant? 6 A. I don't know. 7 Q. And who conducts the meeting? Is 8 there someone in charge of the meeting to 9 consider an applicant? 10 A. I don't know. I mean, usually 11 it's the board members, right. 12 Q. Does the board president take any 13 special role in a meeting to consider a sublease 14 applicant? 15 A. I believe the officers do. 16 Q. And when you say officer, who do 17 you mean? 18 A. I mean, there will be the 19 president, the vice president and the treasurer. 20 So it will be Marc, Michael and Joey in that 21 sense. 22 Q. And is that what happens in annual 23 meetings, that those individuals generally lead 24 the meeting? 25 A. Can you repeat this question,</p>
<p>34</p> <p>1 to attend the meeting related to their 2 application? 3 A. I don't know. This is the first 4 ever I, you know, got presented with a sublease. 5 I don't think we sublease a lot in the building 6 as well; I think we're mostly shareholders and 7 owners of the floor. So this was a completely 8 new process for me. 9 Q. So the plaintiff was the first and 10 only sublease applicant you've ever been 11 involved in as a board member? 12 A. Correct. 13 Q. The meeting to consider a sublease 14 applicant, can any shareholder of the building 15 attend the meeting? 16 MR. MARGOLIS: Objection. 17 A. I don't know. 18 Q. After an applicant submits a 19 sublease application, how quickly is the meeting 20 held to consider the application? And again, 21 just talking generally. 22 A. I am sorry, I have no clue. 23 Q. Is there any procedure for where 24 the meeting takes place? 25 A. Like our annual meeting, I think</p>	<p>36</p> <p>1 please. 2 (Last question read.) 3 A. Yes. 4 Q. Is there any requirement that a 5 certain number of board members be present for a 6 meeting to consider a sublease applicant? 7 A. I do not know. 8 Q. Is that -- 9 A. I believe we need quorum for the 10 votes, so we need a certain number of 11 shareholders -- I mean, board members to be 12 there in order to vote. 13 Q. Is the board president required to 14 attend the meeting to consider a sublease 15 applicant? 16 A. Not that I know of. 17 Q. And in the process for voting, how 18 does voting occur when considering a sublease 19 applicant? 20 A. By hand. 21 Q. And is there a requirement of a 22 certain number of votes to approve or deny a 23 sublease? 24 A. It's got to be majority. 25 Q. And would a shareholder who's not</p>

<p>37</p> <p>1 a board member vote during that process to 2 consider a sublease applicant? 3 <b>A. I will say no.</b> 4 Q. Are there any circumstances where 5 shareholders who are not board members vote on 6 actions related to the co-op? 7 <b>A. No.</b> 8 Q. Has the board ever taken a vote on 9 an action by email or in writing versus holding 10 an in-person meeting? 11 <b>A. Not that I remember of during my</b> 12 <b>time.</b> 13 Q. For a sublease application, is 14 there a process for the applicant to appeal the 15 decision of the board? 16 <b>A. I don't know.</b> 17 Q. And does the board inform the 18 applicant whether their sublease has been 19 approved or denied? 20 <b>A. I don't know.</b> 21 Q. How is the process to consider a 22 sublease applicant different from the process to 23 consider a purchase of a floor in the building? 24 MR. MARGOLIS: Objection. 25 <b>A. To be honest, I don't know. I</b></p>	<p>39</p> <p>1 <b>happened with the process with the board at that</b> 2 <b>time.</b> 3 Q. Did the board have to vote whether 4 or not to approve the purchase of the 11th 5 floor? 6 <b>A. I believe it would have had to</b> 7 <b>vote, but I was not there, again, so I don't</b> 8 <b>know what process was put in place.</b> 9 Q. But obviously if there was a vote, 10 the purchase of the 11th floor was approved? 11 <b>A. Technically, yes, since I'm the</b> 12 <b>owner now.</b> 13 Q. And what are the plans for the 14 11th floor with respect to Monsieur Selection 15 Limited? 16 <b>A. So, the plans are to put</b> 17 <b>conference room, because my two floors, the</b> 18 <b>ninth and the tenth, are open office, open</b> 19 <b>floors, and we don't have cubbies, and so we</b> 20 <b>need more privacy to conduct some meetings with</b> 21 <b>our suppliers, for instance, around the world,</b> 22 <b>upstairs.</b> 23 Q. How many employees work at your 24 company's headquarters in the building? 25 <b>A. We have, within the two floors</b></p>
<p>38</p> <p>1 <b>never had to be confronted or part of a decision</b> 2 <b>to approve a sale in the building. The only</b> 3 <b>sale that happen in the building during my time</b> 4 <b>as a board member was the sale from Eric to me.</b> 5 <b>And obviously I was not part of that because I</b> 6 <b>was the buyer.</b> 7 Q. Can you just walk me through the 8 process for Monsieur Selection Limited to 9 purchase the 11th floor of the building? 10 <b>A. Sure. So, we knew that Eric</b> 11 <b>wanted to sell the 11th floor, and we always did</b> 12 <b>have an interest; and so we had a tacit</b> 13 <b>agreement with Eric so that when he put it to</b> 14 <b>sale he could offer it to us; and we made an</b> 15 <b>offer.</b> 16 Q. And once Mr. Doctormann approved 17 your offer to purchase the floor, did you have 18 to do anything in connection with the Co-op 19 Board? 20 <b>A. No. I mean, I was not part of</b> 21 <b>that process, to be honest. This was my CFO who</b> 22 <b>did the whole deal. Because I was part of the</b> 23 <b>board, I was kind of put on the side of that</b> 24 <b>project, working the papers and closing and</b> 25 <b>everything. So I don't really know what</b></p>	<p>40</p> <p>1 <b>right now, we have 15 persons per floor, 15</b> 2 <b>employees per floor.</b> 3 Q. So 30 employees total? 4 <b>A. Yeah, between the two floors.</b> 5 Q. And does that include you and the 6 company's management? 7 <b>A. Sure.</b> 8 Q. Does your company get any visitors 9 to the building? 10 <b>A. Not many. Most of my employees</b> 11 <b>are actually salespeople; and they work out of a</b> 12 <b>car on the street. The company is 300 employees</b> 13 <b>total. Out of that there is 30 working in the</b> 14 <b>New York office. The rest are between the other</b> 15 <b>office in Miami, Washington, DC and Boston; and</b> 16 <b>the salespeople, their job to is to be on the</b> 17 <b>street, to visit customers to sell. They're not</b> 18 <b>allowed in the office. We ship their samples of</b> 19 <b>wine to their stores or their house, and that's</b> 20 <b>about it.</b> 21 <b>The only people that we are</b> 22 <b>welcoming in our office are our worldwide</b> 23 <b>suppliers, meaning the owner of the vineyards</b> 24 <b>that comes maybe once a year, once every three</b> 25 <b>years, depending where they are in the world.</b></p>

<p>41</p> <p>1 If they are producers in Argentina, they will 2 come, you know, every three years; if they're 3 from France, they will come once a year, and so 4 on. So, it's a very low foot traffic type of 5 office. 6 Q. So how many visitors each week do 7 you get to your offices in the building? 8 A. Less than ten. 9 Q. You mentioned you purchased the 10 11th floor in order to create conference space. 11 Would those meetings be the existing employees 12 of the company? 13 A. Could you repeat. 14 MS. TURNER: I think I'll 15 rephrase, Nancy. 16 A. I'm sorry. 17 Q. On the 11th floor where you're 18 building conference space, will you be holding 19 meetings with outside individuals or will these 20 be internal meetings? 21 A. It will be internal meetings, to 22 have privacy between management, the different 23 departments, accounting, every time we need to 24 meet with each other and do a meeting, that will 25 be there. Or to also conduct some Zoom meetings</p>	<p>43</p> <p>1 floor. So the only time I see the ground floor 2 is when I enter the building at 8 and when I get 3 out of the building. So I don't see that many. 4 Q. Can visitors to the ground floor, 5 do they have a separate access point -- 6 A. Yes, they do. 7 Q. -- than the rest of the floors? 8 A. They do. And, actually, they are 9 not allowed, some of his employees are not 10 allowed to go through the main entrance, because 11 they carry very heavy material and we don't want 12 to have any damage to the lobby. So they have 13 to go through the main door of Marc's business 14 in order to get access to that business. 15 Q. Understood. What about, I think 16 it was the fourth and fifth floors, the 17 engineering office, how often do their employees 18 come and go? 19 MR. MARGOLIS: Objection. 20 MR. MARTUCCI: Objection. 21 A. I mean, I don't know. I don't 22 know them personally, so I could be in an 23 elevator with one of them, not knowing that. 24 I'm going to the ninth floor, some people stop 25 on the fifth, some people stop on the sixth but,</p>
<p>42</p> <p>1 to have privacy, just like we are doing now. 2 Q. Understood. You had mentioned 3 there were 15 employees working on the ninth and 4 tenth floors each. 5 A. Um-hum. 6 Q. Do any of them have individual 7 offices, closed-off offices? 8 A. No, it's an open space. 9 Q. All open on the ninth and tenth 10 floor? 11 A. All open on the ninth and tenth 12 floor. 13 Q. Is there any meeting space on the 14 ninth and tenth floor? 15 A. There is one meeting space on the 16 tenth floor, which is not enough for us, which 17 is why we are taking the 11th floor. 18 Q. Since you visit the building every 19 weekday, I wanted to ask you some questions 20 about people coming and going from the other 21 floors. 22 How often does Marc Paturet's 23 business get visitors to his floors? 24 MR. MARGOLIS: Objection. 25 A. Marc Paturet is on the ground</p>	<p>44</p> <p>1 you know. 2 Q. And what about Mr. Conte's 3 business? 4 MR. MARGOLIS: Objection. 5 MR. MARTUCCI: Objection. 6 A. Mr. Conte's, no, it's a very, very 7 small; they don't have a lot of people in 8 Mr. Conte's. 9 Q. Do you ever see visitors, employee 10 or otherwise, to the seventh and eighth floors? 11 MR. MARGOLIS: Objection. 12 A. No. 13 Sorry. No. 14 Q. And what about Joey Grill's 12th 15 floor; do a lot of people come and go from that 16 floor? 17 A. Not at all. 18 Q. With respect to the 11th floor, 19 when are you expecting construction to be 20 completed on that floor? 21 A. That's an interesting question. 22 We hope by the end of the year. 23 Q. And will the -- actually, let me 24 back up. 25 Are there ninth and tenth floors</p>



<p>45</p> <p>1 connected separate from the elevator? 2 <b>A. Yes. That's the whole purpose</b> 3 <b>about it. All floors will be connected, ninth,</b> 4 <b>tenth and 11th. That's what we're doing right</b> 5 <b>now.</b> 6 Q. Understood. So if employees that 7 worked on the ninth floor needed to go up to the 8 11th floor, they'll be able to use the internal? 9 <b>A. They are already using the</b> 10 <b>internal, and they will use also the internal</b> 11 <b>between the 10 and 11. That's the old one. I</b> 12 <b>actually have the tenth floor that is blocked</b> 13 <b>for people to come up on the tenth floor. They</b> 14 <b>have to go through the ninth floor in order to</b> 15 <b>enter my business, and then they foot tread</b> 16 <b>between the two floors, and later they will be</b> 17 <b>able to tread between the three floors.</b> 18 <b>The only way they have to take the</b> 19 <b>elevator will be to go down from the tenth or</b> 20 <b>the 11th, which will be the same for the tenth</b> 21 <b>and 11th. So really what we want, because this</b> 22 <b>is an open space, we want people to go up and</b> 23 <b>down the stairs within our floors. That's the</b> 24 <b>reason why we have connection.</b> 25 Q. Mr. Grill, I want to shift</p>	<p>47</p> <p>1 the eighth floor? 2 <b>A. No.</b> 3 Q. Is the eighth floor currently 4 occupied by any business? 5 <b>A. I don't know. I don't think so.</b> 6 Q. During your time working at the 7 building, do you know if the eighth floor was 8 ever occupied by a business? 9 <b>A. Working at the building during my</b> 10 <b>time, if it was occupied; I believe when I took</b> 11 <b>on the board, maybe '17, around '17, there was a</b> 12 <b>game company there. I don't know if it was the</b> 13 <b>seventh or the eighth floor. Rarely, rarely</b> 14 <b>seen people coming to the eighth floor.</b> 15 Q. When the seventh or eighth floor 16 were occupied, do you know how many visitors 17 they had to that floor? 18 <b>A. No.</b> 19 Q. Have you personally visited the 20 eighth floor? 21 <b>A. Never.</b> 22 Q. When did CCMS, the plaintiff, 23 apply to sublease the eighth floor? 24 <b>A. I don't know.</b> 25 Q. Does sometime in late 2019, early</p>
<p>46</p> <p>1 engineers and talk specifically about the events 2 surrounding this action. 3 MR. MARGOLIS: He's not Mr. Grill. 4 THE WITNESS: I'm not Mr. Grill. 5 MR. MARGOLIS: He's Mr. -- 6 Q. I'm sorry. Mr. Touton. 7 <b>A. Yes.</b> 8 Q. We talked about the building 9 generally. I want to talk specifically about 10 the events in this action. 11 What's your understanding of the 12 lawsuit against the co-op and board members? 13 MR. MARGOLIS: Objection. 14 <b>A. I understand that we refused the</b> 15 <b>approval to a potential sublesser, if this is</b> 16 <b>correct, and that they sue the building for</b> 17 <b>racial discrimination.</b> 18 Q. And what floor did my client, the 19 plaintiff, attempt to sublease? 20 <b>A. I believe this is the eighth</b> 21 <b>floor.</b> 22 Q. Do you know who owns the eighth 23 floor? 24 <b>A. No.</b> 25 Q. Have you ever seen anyone visit</p>	<p>48</p> <p>1 2020 sound correct? 2 <b>A. Yes, that sounds about the timing,</b> 3 <b>yes.</b> 4 Q. During that time frame, do you 5 know who occupied each floor? 6 <b>A. No, ma'am.</b> 7 Q. And who were the board members at 8 the time CCMS applied to sublease? 9 <b>A. We were four at the time, or five</b> 10 <b>at the time, four or five. I know during the</b> 11 <b>meeting we were four because Marc was not</b> 12 <b>present; he was traveling. I was just coming</b> 13 <b>back from a trip as well. And that will be</b> 14 <b>Michael, Joey, Eric and myself during the</b> 15 <b>interview. And part of the board, you already</b> 16 <b>asked me that question earlier, the five members</b> 17 <b>at the time were Eric, Marc, Joey, Michael and</b> 18 <b>myself.</b> 19 Q. Before the interview of my client 20 to sublease the floor, did you have any 21 familiarity with CCMS? 22 <b>A. No.</b> 23 Q. Did you research CCMS prior to the 24 meeting? 25 <b>A. No.</b></p>


<p>49</p> <p>1 Q. Did you even know the name of CCMS 2 prior to the meeting? 3 A. No. 4 Q. And I think you said earlier you 5 didn't review the sublease application? 6 A. No. 7 Q. Prior to the meeting? 8 A. No. I didn't review the 9 application. As a member of the board, not an 10 officer, I tend to let those duties to the 11 officer. 12 MS. TURNER: Jackson, if you could 13 pull up the document that is premarked GG. 14 Q. Mr. Touton, I'll represent that 15 this was marked in a prior deposition, but 16 Jackson is going to pull it up on the screen and 17 then you'll have a chance to review. 18 If you could take a second to 19 review and let Jackson know if you need him to 20 scroll down. 21 A. Okay. 22 (Witness reviewing document.) 23 A. I read it. 24 Q. Thank you, Mr. Touton. 25 Do you recognize this document?</p>	<p>51</p> <p>1 A. I believe early 2020, I believe. 2 Q. Does January 14th, 2020 sound 3 correct? 4 A. (Witness nods.) 5 Q. What was discussed at the meeting 6 on January 14th, 2020? 7 A. Well, we had the gentleman coming 8 in with his broker, I believe, and discuss his 9 business, what his business was about. The only 10 information that we got was that email that you 11 just show us on the screen. And the gentleman 12 responded to the question of the officers. 13 Q. And what questions -- actually, 14 strike that. 15 Do you recall the gentleman's name 16 that attended the meeting on behalf of the 17 plaintiff? 18 A. No. 19 Q. I'll represent to you that it was 20 the plaintiff's president, Emory Brooks, so I 21 may refer to him as Mr. Brooks going forward. 22 What questions did the board 23 members ask Mr. Brooks, if any? 24 A. Regular question about his 25 business. You know, we were presented with this</p>
<p>50</p> <p>1 A. I don't remember that document, 2 but it was addressed to me, I see myself cc on 3 it. 4 Q. And is that your email at the top, 5 maxime@mtouton.com? 6 A. Yes. 7 Q. But you don't have any 8 recollection of receiving this email? 9 A. I mean, this is, what, three years 10 old, December '19. I was probably traveling in 11 France at the time. As I said, you know, I 12 didn't -- I read it, I probably read that email, 13 but I don't remember it now. You're showing it 14 to me. When I have an email addressed to me, I 15 usually read them. So, yes, I read the email. 16 If this is the question. 17 Q. I'm sorry? 18 A. The question that you had is did I 19 read the email, right? 20 Q. Yes. 21 A. Yes, I did. 22 MS. TURNER: Jackson, you can take 23 that down, actually. Thank you. 24 Q. Do you recall when the meeting of 25 CCMS took place?</p>	<p>52</p> <p>1 email, and that's the only information we had, 2 so we wanted to confirm that was the right 3 information we got from the email. 4 Q. And was there anything attached to 5 the email that we just looked at? 6 A. I don't remember. 7 Q. Would the sublease application 8 have been attached to the email? 9 A. Possibly. I don't know. 10 Q. But, again, you're sure that you 11 never reviewed the sublease application? 12 A. No, I did not review the sublease 13 application, no. 14 Q. What questions did you ask 15 Mr. Brooks? 16 A. None. 17 Q. You didn't speak at the meeting at 18 all? 19 A. No. This is exactly what I was 20 trying to tell you earlier, is I'm part of those 21 board meetings, but there are three other 22 officials that are more experienced, that have 23 been in the building longer than I have been in 24 the building, who are members on the board. So 25 my role in the meeting is to listen mostly. And</p>



<p>53</p> <p>1 that's what I was doing at that meeting, I 2 remember very well. 3 Q. Did you introduce yourself to 4 Mr. Brooks when he arrived? 5 A. Yes, Mr. Touton from the ninth 6 floor. 7 Q. Otherwise you don't recall 8 speaking at the meeting? 9 A. No. 10 Q. How long was the meeting? 11 A. I don't know. Maybe an hour, less 12 than an hour. 13 Q. And when did the board take a vote 14 on the sublease application? 15 A. At the end of the meeting. Like 16 we always do with any, you know, any proposals 17 during the meeting, board meetings. 18 Q. And was Mr. Brooks present for the 19 vote? 20 A. No. 21 Q. So he had already left and then 22 the board took a vote on his sublease 23 application? 24 A. Yes. 25 Q. You mentioned that he attended the</p>	<p>55</p> <p>1 A. Unanimous, it was pretty much from 2 everybody else voted no, so I raised my hand no 3 as well. 4 Q. Did you form any opinions, any of 5 your own opinions about CCMS -- 6 A. Yeah, I think the questions from 7 my peers were to the point and that they were 8 the right questions to ask for any new entry in 9 the building, new shareholders, in that case it 10 was a sublease. So, yeah, I thought the 11 questions were very well posed and organized and 12 that, you know, we got a clear vision of what 13 this business was about. 14 Q. And what kind of questions did 15 your peers ask Mr. Brooks? 16 A. Regular questions about what their 17 business is going to be coming with, what 18 they're doing, the traffic, foot traffic, and 19 everything else regarding the business, yeah. 20 Q. And what did you understand -- 21 what kind of business did you understand to be 22 operating -- 23 A. I didn't have any clue of what 24 business it was going to be before entering the 25 meeting besides that email that I received. I</p>
<p>54</p> <p>1 meeting with his broker. Who was his broker? 2 A. I'm not sure if it was his broker 3 or if it was one of his tenants, but, yes, there 4 was another person there. I forgot his name. 5 Q. Had you ever met that person? 6 A. No, that was the first time I met 7 that person. 8 Q. Did that person remain present at 9 the meeting while the board deliberated and 10 voted? 11 A. Don't remember. 12 Q. Did that person cast a vote at the 13 meeting to approve or deny the sublease? 14 A. I don't remember. 15 Q. Have you ever seen that person 16 again? 17 A. No. 18 Q. Just for the record, Mr. Touton, 19 how did you vote with regard to the sublease? 20 A. I vote against it. 21 Q. And why did you vote against 22 approving the sublease? 23 A. It was pretty much unanimous from 24 everybody so, you know. 25 (Reporter clarification.)</p>	<p>56</p> <p>1 don't recall the date, but before the meeting I 2 had no clue of what this business was going to 3 be. So when they asked him, I realized this was 4 going to be a clinic with patients coming in and 5 out, then I was, you know, taken aside from 6 that. 7 Q. Why were you taken aside that CCMS 8 would be operating a clinic? 9 A. Well, basically was operating a 10 clinic with people and patients that had 11 alcoholism problems and drug abuse issues, and 12 criminal background, if I understood well the 13 answer from Mr. Brooks to the question from my 14 peers. 15 Q. And why did that concern you? 16 A. That would concern anybody, ma'am. 17 I have an office and concerned with the safety 18 of the building. I'm concerned with my 19 employees, you know. 20 Q. So were you concerned that 21 patients with substance abuse issues or 22 alcoholism might be violent towards employees in 23 the building? 24 MR. MARTUCCI: Objection. 25 MR. MARGOLIS: Objection.</p>

Transcript of Maxime Touton  
Conducted on March 3, 2023

15 (57 to 60)

<p>57</p> <p>1     <b>A. Yes.</b></p> <p>2     Q. Did you ask, or did anyone ask --</p> <p>3 I know you didn't speak -- did anyone ask</p> <p>4 Mr. Brooks to describe the type of patients that</p> <p>5 would be visiting the building?</p> <p>6     <b>A. I don't remember.</b></p> <p>7     Q. What other topics were discussed</p> <p>8 related to CCMS? You mentioned the foot</p> <p>9 traffic.</p> <p>10    <b>A. Well, yes, we were asking</b></p> <p>11 <b>questions because I believe what was originally</b></p> <p>12 <b>proposed to us was a back of the office, mostly</b></p> <p>13 <b>office, and that's not what it turned out to be.</b></p> <p>14 <b>That's where the conversation shifted; that's</b></p> <p>15 <b>what I understood from the conversation as well.</b></p> <p>16    Q. After Mr. Brooks left the meeting,</p> <p>17 did you discuss CCMS with the other board</p> <p>18 members?</p> <p>19    <b>A. We voted and we went home.</b></p> <p>20    Q. So there was no discussion after</p> <p>21 Mr. Brooks left?</p> <p>22    <b>A. No.</b></p> <p>23    Q. Who called for a vote on the</p> <p>24 sublease?</p> <p>25    <b>A. I believe the vice president it</b></p>	<p>59</p> <p>1 MS. TURNER: I defer to --</p> <p>2 MR. MARTUCCI: I have nothing.</p> <p>3 MR. MARGOLIS: I have nothing.</p> <p>4 (Deposition concluded 11:10 a.m.)</p> <p>5     -o0o-</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p>58</p> <p>1 <b>was at the time; I believe it was Michael and</b></p> <p>2 <b>Joey.</b></p> <p>3     Q. Both Michael and Joey were vice</p> <p>4 presidents of the board at the time?</p> <p>5     <b>A. I think Michael was the treasurer</b></p> <p>6 <b>and Joey the vice president, which is still the</b></p> <p>7 <b>case, I believe, today.</b></p> <p>8     Q. But there was no discussion before</p> <p>9 the vote took place?</p> <p>10    <b>A. No. I mean, not that I remember.</b></p> <p>11 <b>We went pretty much for a vote and then we go</b></p> <p>12 <b>home.</b></p> <p>13    Q. Did you ever discuss denying the</p> <p>14 sublease with the other board members after the</p> <p>15 meeting took place --</p> <p>16    <b>A. No.</b></p> <p>17    Q. So from the time you voted no</p> <p>18 until today, you've never discussed the sublease</p> <p>19 or CCMS with your fellow board members?</p> <p>20    <b>A. No.</b></p> <p>21     MS. TURNER: I think that's all</p> <p>22 the questions I have, actually. Thank you,</p> <p>23 Mr. Touton.</p> <p>24     THE WITNESS: That's it for the</p> <p>25 day, completely?</p>	<p>60</p> <p>1     REPORTER'S CERTIFICATION</p> <p>2</p> <p>3     I, NANCY C. BENDISH, Certified</p> <p>4 Court Reporter and Notary Public of the States</p> <p>5 of New York and New Jersey, do hereby certify</p> <p>6 that, prior to the commencement of the</p> <p>7 aforementioned examination, MAXIME TOUTON was</p> <p>8 sworn by me to testify the truth, the whole</p> <p>9 truth and nothing but the truth.</p> <p>10    I DO FURTHER CERTIFY that the</p> <p>11 foregoing is a true and accurate transcript of</p> <p>12 the testimony as taken stenographically by me at</p> <p>13 the time, place, and on the date hereinbefore</p> <p>14 set forth.</p> <p>15    I DO FURTHER CERTIFY that I am</p> <p>16 neither a relative nor employee nor attorney nor</p> <p>17 counsel of any party in this action and that I</p> <p>18 am neither a relative nor employee of such</p> <p>19 attorney or counsel, and that I am not</p> <p>20 financially interested in the event nor outcome</p> <p>21 of this action.</p> <p>22</p> <p>23      NANCY C. BENDISH, CCR, RMR, CRR</p> <p>24     Realtime Systems Administrator</p> <p>25     Certificate No. XI00836</p> <p>25 Dated: March 6, 2023</p>

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